



1 BRONANT CHURCH ROAD
PENTYRCH
CARDIFF CF15 9QG

ASKING PRICE OF
£350,000



END TERRACED COTTAGE



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**** PERIOD COTTAGE WITH SOUTH FACING GARDEN ** LOFT ROOM ** PARKING **** A delightful well proportioned two bedroom end of terraced period cottage on the popular Church Road in Pentyrch. The property dates back to over three hundred years and is surrounded by beautiful countryside. The accommodation briefly comprises; entrance porch, hallway, lounge with feature stone fireplace, kitchen/dining room and additional outer porch. To the first floor are two double bedrooms and bathroom. To the second floor is the loft room with versatile use. South facing rear courtyard with two allocated car parking spaces beyond. The property is situated within close proximity of the Kings Arms public house and is within the highly sought after Radyr High School catchment. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated in the sought after village of Pentyrch which has a small parade of shops, a local primary school, plus social and recreational facilities including rugby and cricket clubs. Easy access to local countryside walks. The property also benefits from excellent transport links with easy access to the M4 and A470, plus a regular train service from nearby Taffs Well. The property is also within the Radyr Comprehensive catchment area.

PORCH

Entered via a solid wood with window to front and side. Tiled flooring. Door into hallway.

HALLWAY

Stairs to first floor. Electric radiator. Door into lounge.

LOUNGE

18' 2" x 11' 1" (5.56m into bay x 3.39m)

Bay window to front with leaded windows providing a lovely outlook. Feature inglenook style stone fireplace with inset feature fire (not a working burner) and bread oven, stone hearth and inset solid wood lintel mantelpiece. Traditional beamed ceiling. Radiator. Opening through to kitchen/dining room.

KITCHEN/DINING ROOM

17' 3" x 16' 4" (5.28m x 4.98m)

Appointed along three sides, high and low level cupboards beneath quality laminate work surfaces, ceramic sink with side drainer and chrome mixer tap, free standing cooker/oven and extractor hood, fridge freezer, space for washing machine and space for tumble dryer. Central island with low level storage and wooden worktop. Opening with solid wood beam ceiling beams through to dining area. Ample space for dining table. Feature original stone open fireplace with wooden mantelpiece. Original wooden ceiling beams. Radiator. LVT flooring. Two Velux windows to rear. Two UPVC windows to rear. Tiled walls.

REAR PORCH

Entered via a modern composite door, storage to one side and Quarry tiled flooring. Internal window into dining area. Velux window. Door into kitchen/dining room.

FIRST FLOOR

LANDING

Solid wood doors to all rooms. Stairs to loft room. Doors to all rooms.

BEDROOM ONE

14' 6" x 13' 0" (4.43m max x 3.97m)

A spacious primary bedroom. high ceiling with wooden beams. Built in wardrobes to one side. Radiator. Pretty diamond leaded window to front, with views across the extensive front gardens stretching across Church Road and adjacent open fields.

BEDROOM TWO

10' 1" x 9' 6" (3.08m x 2.91m)

High ceiling with beams, pretty diamond leaded window to rear. Radiator. Built in wardrobe to one side.

FAMILY BATHROOM

6' 2" x 5' 10" (1.88m x 1.80m)

A luxury bathroom suite to include a low level WC, pedestal wash hand basin and feature roll top bath Beautiful Victorian cast iron gas radiator. Tiled flooring and splashbacks. Extractor fan. Leaded window to rear.



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SECOND FLOOR

16' 5" x 11' 8" (5.01m x 3.58m)

Velux windows to both sides with views. Wooden banister.

OUTSIDE

FRONT GARDEN

Bordered by a stone wall and entered via a painted timber gate, an enclosed, private front garden. Paved patio area borders by planters with mature trees and shrubs. Small storage to one side. Pergola.

REAR

Entered via a wooden gate. Courtyard area for three cottages.

PARKING

Close by is a shared car park with two allocated car parking spaces for number one Bronant.



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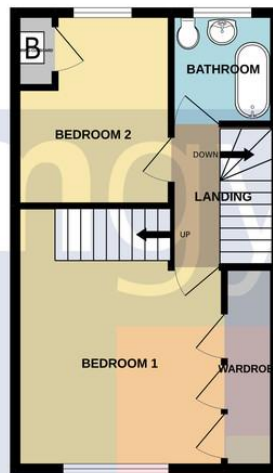


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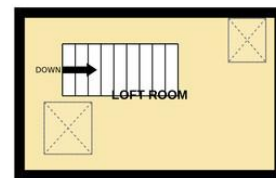
GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
136 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

EPC TO FOLLOW

RADYR 029 2084 2124

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